

**MITSUBISHI-UFJ FINANCIAL GROUP****FACSIMILE TRANSMISSION HEADER**

<b>DATE OF MESSAGE:</b> 10/29/2014	<b>MESSAGE NO:</b> -	<b>NUMBER OF PAGES INCLUDING COVER PAGE: 8</b>
<b>TO: ASX</b> Market Announcements Office FAX NO. ( 61 ) 2 9778 0999		<b>cc:</b>
<b>FROM: MITSUBISHI-UFJ FINANCIAL GROUP</b> Corporate Administration Department (Attn: YOSHIDA) FAX NO. 81-3-6214-6367 TEL NO 81-3-6214-6626		
<b>RE: Submission of FORM 603</b>		

We hereby submit Form 603 as attached.

Best regards,

Yasutoshi Yoshida

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**Form 603**  
Corporations Act 2001  
Section 671B

**Notice of initial substantial holder**

To Company Name/Scheme GPT METRO OFFICE FUND

ACN/ARSN 189 500 476

**1. Details of substantial holder (1)**

Name Mitsubishi UFJ Financial Group, Inc.

ACN/ARSN (if applicable) Not Applicable

The holder became a substantial holder on 24 October 2014

**2. Details of voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate has a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Fully paid units	15,000,000	15,000,000	11.76%
			Based on 127,600,000 Fully paid units

**3. Details of relevant interests**

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Mitsubishi UFJ Financial Group, Inc.	Relevant interest in securities that Morgan Stanley Australia Securities Limited has a relevant interest in under section 608(3) of the Corporations Act as Mitsubishi UFJ Financial Group, Inc. has voting power of over 20% in Morgan Stanley Inc.	15,000,000 Fully paid units

**4. Details of present registered holders**

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number securities
Mitsubishi UFJ Financial Group, Inc.	HSBC Custody Nominees (Australia) Limited	Not Applicable	12,572,600
Mitsubishi UFJ Financial Group, Inc.	JP Morgan Nominees Australia Limited	Not Applicable	2,283,500
Mitsubishi UFJ Financial Group, Inc.	National Nominees Limited	Not Applicable	143,900

**5. Consideration**

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the subs

Name and ACN/ARSN (if applicable)	Nature of association
See Annexure A	Each company referred to is an associate of Mitsubishi UFJ Financial Group, Inc. under section 12 of the Corporations Act

## 7. Addresses

The addresses of persons named in this form are as follows:

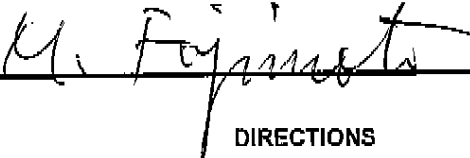
Name	Address
Mitsubishi UFJ Financial Group, Inc.	2-7-1, Marunouchi, Chiyoda-ku, Tokyo, 100-8330, Japan

## Signature

print name Mr. Masaya Fujimoto

capacity Authoris

sign here



date 29 Octo

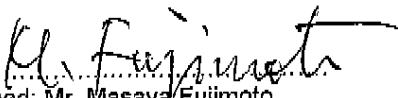
### DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are less they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and address is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
  - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of the document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement.
  - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or dividends of securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, moneys and other, that any person from whom a relevant interest was acquired may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions are not paid directly to the person from whom the relevant interest was acquired.

## ANNEXURE "A"

This is Annexure "A" of 5 pages referred to in the Form 603 (Notice of Initial Substantial Holder), signed by me and dated 29 October 2014.

  
Signed: Mr. Masaya Fujimoto

Mitsubishi UFJ Financial Group, Inc.  
The Bank of Tokyo-Mitsubishi UFJ, Ltd.  
Mitsubishi UFJ Trust and Banking Corporation  
Mitsubishi UFJ Securities Holdings Co., Ltd.  
MU Business Engineering, Ltd.  
The Mitsubishi UFJ Factors Limited  
Mitsubishi UFJ Staff Service Co., Ltd.  
MU Techno-service Co., Ltd.  
MU Office Service Co., Ltd.  
Tokyo Credit Service, Ltd.  
MU Business Service Co., Ltd.  
Mitsubishi UFJ Loan Business Co., Ltd.  
MU Welfare Service Co., Ltd.  
Mitsubishi UFJ Information Technology, Ltd.  
MU Center Service Tokyo Co., Ltd.  
MU Center Service Nagoya Co., Ltd.  
MU Center Service Osaka Co., Ltd.  
MU Business Aid Co., Ltd.  
MU Property Research Company Limited  
Mitsubishi UFJ Home Loan CREDIT CO., LTD.  
The Diamond Home Credit Company Limited  
Mitsubishi UFJ Research & Consulting Co., Ltd.  
MU Frontier Services Co., Ltd.  
Otemachi Guarantee Co., Ltd.  
MU Loan Administration Support Co., Ltd.  
MU Operation Control Support Co., Ltd.  
Shintokyo Guarantee Co., Ltd.  
Tokumei-Kumiai (Only One)  
kabu.com Securities Co., Ltd.  
MU Communications Co., Ltd.  
Tokyo Associates Finance Corp.  
Japan Electronic Monetary Claim Organization  
MU Business Partner Co., Ltd.  
MUT Business Outsourcing Co., Ltd.  
Mezzanine Solution II Limited Partnership  
Mitsubishi UFJ Capital Co., Ltd.  
Mitsubishi UFJ Venture Fund No.2 Investment Limited Liability Partnership  
MUFG Venture Capital No.1 Limited Liability Partnership  
Mitsubishi UFJ Capital II Limited Partnership  
Mitsubishi UFJ Capital III Limited Partnership  
Mitsubishi UFJ Capital IV Limited Partnership  
Tohoku Senary Industry Support, Limited Partnership  
OIDE Fund Investment Limited Partnership  
The Mitsubishi Asset Brains Company, Limited  
BOT Lease Co., Ltd.  
The Taisho Bank, Ltd.  
Taisho Shinyohosho Co., Ltd.  
The Chukyo Bank, Ltd.  
The Chukyo Card Co., Ltd.  
Mobi Co., Ltd.  
Nippon Mutual Housing Loan Co., Ltd.  
JM Real Estate Co., Ltd.  
Jibun Bank Corporation  
Paygent Co., Ltd.  
JACCS CO., LTD.  
JALCARD Inc.  
Yume Shokei Fund  
Yume Shokei Fund No.2  
Next Step Fund  
Mezzanine Solution I Limited Partnership  
M-U-Trust Sougou Kanri Co., Ltd.  
Mitsubishi UFJ Trust Business Co., Ltd.

Mitsubishi UFJ Global Custody Japan Limited  
 Japan Shareholder Services Ltd.  
 Mitsubishi UFJ Asset Management Co., Ltd.  
 Tokumei-Kumiai (CPI)  
 Aberdeen Investment Management K. K.  
 AMP Capital Investors KK  
 Corporate Value Up Fund Investment Limited Liability Partnership  
 MM Partnership  
 MUS Facility Service Co., Ltd.  
 MUS Information Systems Co., Ltd.  
 MUS Business Service Co., Ltd.  
 MU Hands-on Capital Ltd.  
 KOKUSAI Asset Management Co., Ltd.  
 Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.  
 Mitsubishi UFJ Merrill Lynch PB Securities Co., Ltd.  
 Marunouchi Capital Co., Ltd.  
 Morgan Stanley MUFG Securities Co., Ltd.  
 Mitsubishi UFJ NICOS Co., Ltd.  
 Card Business Service Co., Ltd.  
 MU NICOS Business Service Co., Ltd.  
 MU NICOS Credit Co., Ltd.  
 JMS Co., Ltd.  
 Paygent Co., Ltd.  
 ACOM CO., LTD.  
 IR Loan Servicing, Inc.  
 AFRESH CREDIT CO., LTD.  
 General Incorporated Association Mirai Capital  
 Power Investments LLC  
 MU Credit Guarantee Co., Ltd.  
 Defined Contribution Plan Consulting of Japan Co., Ltd.  
 Mitsubishi UFJ Personal Financial Advisers Co., Ltd.  
 Mitsubishi Research Institute DCS Co., Ltd.  
 Mitsubishi UFJ Lease & Finance Company Limited  
 Marunouchi Capital Fund I  
 Banco de Tokyo-Mitsubishi UFJ Brasil S/A  
 Bank of Tokyo-Mitsubishi UFJ (Canada)  
 BTMU Capital Corporation  
 Engine Lease Finance Corporation  
 BTMU Financial Services, Inc.  
 Aviation Lease Finance L.L.C.  
 Beacon Rail Leasing, Inc.  
 Aviation Lease Labuan Corporation  
 BTMU Leasing (Canada) Corporation  
 Beacon Intermodal Leasing, LLC  
 Beacon Rail Leasing Limited  
 Beacon Container Finance LLC  
 ELFC Singapore Pte. Ltd.  
 Beacon Rail Finance (UK) Limited  
 Beacon Rail Finance (Europe) Limited  
 BTMU (Curacao) Holdings N.V.  
 Bank of Tokyo-Mitsubishi UFJ (Holland) N.V.  
 BTMU Trust (Holland) B.V.  
 Bank of Tokyo-Mitsubishi UFJ (Polska) Spolka Akcyjna  
 BTMU (Europe) Limited  
 BTMU Leasing (UK) Ltd.  
 BTMU Lease (Deutschland) GmbH  
 BTMU Leasing & Finance, Inc.  
 Bank of Tokyo-Mitsubishi UFJ (Malaysia) Berhad  
 BTMU Capital Leasing & Finance, Inc.  
 BTMU North America International, Inc.  
 Bank of Tokyo-Mitsubishi UFJ (Mexico) S.A.  
 BTMU Nominees (HK) Limited  
 BTMU Nominees (UK) Limited  
 UnionBanCal Corporation  
 Union Bank, N.A.  
 Union Bank of California Leasing, Inc.  
 UBOC Community Development Corporation  
 UBOC Comstock 1  
 UnionBanc Investment Services, LLC  
 Stanco Properties, Inc.  
 Bankers Commercial Corporation  
 UnionBanCal Commercial Funding Corporation  
 UnionBanCal Equities, Inc.  
 UnionBanCal Venture Corporation

SEMA OP8 LLC  
MORGANTOWN OL6 LLC  
MORGANTOWN OL7 LLC  
MORGANTOWN OL5 LLC  
DICKERSON OL4 LLC  
Baytown One A, LLC  
Baytown One B, LLC  
Baytown One Partners, L.P.  
UBOC Insurance, Inc.  
TRL One A, LLC  
TRL One B, LLC  
TRL One, LP  
BM1, LLC  
Klik Technologies Corp.  
UB Leasing Corporation  
Sand Dollar GP LLC  
PCB Service Corporation  
Pacific Crest Capital Trust I  
Pacific Crest Capital Trust II  
Pacific Crest Capital Trust III  
Pacific Capital Statutory Trust I  
Shiloh IV Wind Project, LLC  
Shiloh IV Holdings Lessor Trust  
Green Union I Trust  
Green Union II Trust  
Green Union III Trust  
Tohlease Corporation  
BTMU Administrators, Inc.  
BTMU Funding Corporation  
BTMU Financial & Leasing Corporation B-3  
BTMU Financial & Leasing Corporation B-4  
BTMU Financial & Leasing Corporation B-6  
BTMU Financial & Leasing Corporation B-11  
U.B. Vehicle Leasing, Inc.  
BTMU Financial Resources, Inc.  
BTMU Service Corp.  
BTMU Financial & Leasing Portfolios, Inc.  
BTMU Financial & Leasing Corporation  
OX 2000 LLC  
OX 2000-2 LLC  
Southern California Business Development Corporation  
Catalina Solar Holdings Lessor Trust  
Catalina Solar, LLC  
PT. BTMU-BRI Finance  
PT U Finance Indonesia  
PT. MU Research and Consulting Indonesia  
BTMU Preferred Capital 1 Limited  
BTMU Preferred Capital 2 Limited  
BTMU Participation (Thailand) Co., Ltd.  
ZAO Bank of Tokyo-Mitsubishi UFJ (Eurasia)  
BTMU Preferred Capital 4 Limited  
BTMU Preferred Capital 5 Limited  
Bank of Tokyo-Mitsubishi UFJ (China), Ltd.  
BTMU Preferred Capital 6 Limited  
BTMU Preferred Capital 7 Limited  
BTMU Preferred Capital 8 Limited  
BTMU Preferred Capital 9 Limited  
BTMU Securities, Inc.  
BTMU LF Capital LLC  
BTMU Liquidity Reserve Investment Limited  
Bank of Tokyo-Mitsubishi UFJ (Turkey) Anonim Sirketi  
MUFG Americas Capital Company  
Bank of Ayudhya Public Company Limited  
Krungsri Ayudhya AMC Limited  
Krungsri Factoring Company Limited  
Ayudhya Development Leasing Company Limited  
Ayudhya Capital Auto Lease Public Company Limited  
Krungsriayudhya Card Company Limited  
General Card Services Limited  
Ayudhya Capital Services Company Limited  
Krungsri General Insurance Broker Limited  
Krungsri Life Assurance Broker Limited  
Krungsri Asset Management Company Limited

BTMU Leasing (Thailand) Co., Ltd.  
BTMU Holding (Thailand) Co., Ltd.  
Bangkok BTMU Limited  
Emerald Engine Leasing Limited  
BOT Lease(Eurasia)LLC  
Dah Sing Financial Holdings Limited  
Dah Sing Banking Group Limited  
Dah Sing Bank, Limited  
Morgan Stanley MUFG Loan Partners, LLC  
BOT Lease Consulting (Shanghai) Co., Ltd.  
BOT Lease (Tianjin) Co., Ltd.  
GOLDEN ASIA FUND VENTURES LTD.  
MC Engine Leasing Limited  
Lakefield Wind Project OP Trust  
Lakefield Wind Project, LLC  
Pacwind Holdings Lessor Trust  
Pacific Wind, LLC  
Vietnam Joint Stock Commercial Bank for Industry and Trade  
Tesco Card Services Limited  
Metro Designee Company Limited  
Mitsubishi UFJ Trust International Limited  
Mitsubishi UFJ Trust & Banking Corporation (U.S.A.)  
Mitsubishi UFJ Baillie Gifford Asset Management Limited  
Mitsubishi UFJ Global Custody S.A.  
MUGC Lux Management S.A.  
MUTB Preferred Capital Limited  
Mitsubishi UFJ Investment Services (HK) Limited  
Mitsubishi UFJ Asset Management (UK) Ltd.  
LUX J1 FUND  
FGL Lux Holdings, S.à r.l.  
Mitsubishi UFJ Fund Services Holdings Limited  
MUFG Fund Services (Bermuda) Group Limited  
MUFG Fund Services (Holdings) Limited  
MUFG Fund Services (Bermuda) Limited  
MUFG Fund Services Group Limited  
Rosebank Management Limited  
Fulcrum Group (Guernsey) Limited  
MUFG Fund Services (Cayman) Limited  
MUFG Fund Services (Cayman) Group Limited  
MUFG Fund Services (Ireland) Limited  
Fulcrum Corporate Nominees Limited  
Fund Secretaries Limited  
MUFG Fund Services Limited  
MUFG Fund Services (Canada) Limited  
MUFG Fund Services (US) Inc.  
MUFG Fund Services (UK) Limited  
MUFG Fund Services (Halifax) Limited  
MUFG Family Office Services Limited  
MUFG Family Office Services (Canada) Limited  
MUFG Family Office Services Management (Bermuda) Limited  
MUFG Fund Services (Singapore) Pte. Ltd.  
Mandir Directors Ltd.  
Mansec Secretaries Ltd.  
Tie Holdings Ltd.  
MU Japan Fund PLC  
Aberdeen Asset Management PLC  
Aberdeen Asset Managers Limited  
Aberdeen Asset Management Asia Limited  
SWS MU FUND MANAGEMENT CO.,LTD.  
AMP Capital Holdings Limited  
Mitsubishi UFJ Securities International plc  
TMI Nominees Limited  
Mitsubishi UFJ Securities (Singapore), Limited  
Mitsubishi UFJ Securities (USA), Inc.  
Mitsubishi UFJ Securities (HK), Limited  
MFHK Nominees Limited  
Ling Zheng Investment Consulting (Shanghai) Co., Ltd.  
Mitsubishi UFJ Securities (HK) Holdings, Limited  
Mitsubishi UFJ Wealth Management Bank (Switzerland), Ltd.  
EASY BUY Public Company Limited  
PT. Bank Nusantara Parahyangan, Tbk.  
ACOM (U.S.A.) INC.  
MUFG Capital Finance 1 Limited  
MUFG Capital Finance 2 Limited

Lion Rock Lease Co., Ltd.  
Bangkok Mitsubishi UFJ Lease Co., Ltd  
California First Advisory Services  
California First Capital Management  
California First Corporation  
Union Capital Advisors, Inc.  
Inland Valley Bancorp  
The California-Sansome Corporation